


[REDACTED]

From: [REDACTED]
Sent: 01 February 2023 12:00
To: Planning
Subject: FAC [REDACTED]


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FAO: [REDACTED]
Dear [REDACTED]

Thank you for your email dated 24th January 2023 – making us aware of the changes to planning application 3/2022/0568, and the opportunity to add further comments.

Ref: Land to rear of Malt Kiln House, Malt Kiln Brow, Chipping, PR3 2GP

Whilst we acknowledge changes to the proposed planning application 3/2022/0568 have taken into consideration some of the comments against this application (for example change of materials), we still have grave concerns of the impact this proposed development will have on the Kirk Mill Conservation Area, the Kirk Mill Hamlet and the closely situated Grade II listed buildings (Kirk House, Kirk Mill and Grove House)

Our objections to the newly proposed housing development 3/2022/0568 are as follows:

- Prominent siting over the natural bowl of the Kirk Mill Conservation area will lead to an incongruous visual aspect which detracts from the protected low-lying industrial style hamlet (Kirk Mill Conservation Area)
- By allowing construction on this parcel of land, the individual rural hamlets of Old Hive and The Grove (Kirk Mill) will become connected to Chipping village, as any rural separation by farmland and hedgerow is filled with more residential housing and the expansion of urban sprawl.
- **The historical separation and heritage of these individual and distinctive areas will be diluted and lost.**
- Carving out a significant area of the hillside to site the properties lower, and removal of trees and shrubbery will drastically change the natural view of the valley landscape in the Ribble Valley AONB – though we have been made aware this has already been allowed to happen which is quite frankly appalling.
- Damage to local environment, natural habitats and grazing routes of wild deer.
- Suggested materials of large glass windows are not in keeping with local vernacular of traditional small timber framed windows, and will look ridiculously out of place.
- These 4 properties do not provide any public amenity or bring jobs to the area.
- Chipping has no requirement for further residential construction as 40+ homes have just recently been completed, any previous requirement to the core strategy has been satisfied.
- These properties are not designed for/or affordable to, local young families and so do not benefit the area. In fact these executive properties are detrimental as they “price out” local first-time buyers from the area.
- The new access road will create a dangerous cross road junction on a national speed limit stretch of road with reduced visibility due to close proximity of road bends.
- We note from the documentation that the original works access from Malt Kiln Lane will now be blocked as parking, but should this be open for traffic we still have concerns that the opening is at the bottom of a hill and on a bend, visibility is difficult and constant use from heavy construction vehicles will be dangerous for pedestrians, school children and local traffic.

In summery the proposed development is not in keeping with the local area and is detrimental to the distinctive character of Old Hive, The Grove and Chipping as a whole. The Kirk Mill Conservation Area was put in place to protect this amazing heritage site we enjoy today, but it is under serious threat by developments such as this one.

If this housing planning application is approved, it will set a precedence for the area. In particular the 6 acres of brown field land opposite to Grove Row off Malt Kiln Lane which is currently sat dormant but recently being purchased by a developer.

What will stop developers putting +400 houses on this land, if housing plans are approved on the other side of the lane?


If we don't protect the surrounding area today, what will happen to all these precious heritage assets we have? **It's imperative these assets are protected for future generations to enjoy, the special character of the Kirk Mill Conservation Area once destroyed can never be re-created.**

Thank you for your time.

Kind regards



From: [REDACTED]
Sent: 02 February 2023 20:23
To: Planning
Subject: Application number 3/2022/0568. Land to the rear of Malt Kiln Brow.


This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ms Hayes,

I wish to object to the latest amendments to this scheme on the following grounds.

I believe that this application should never have been granted permission. Chipping does not need 4 mansions for millionaires. Whereas in the original scheme the housing part of the development appeared to be tied in to a much larger commercial proposals for a hotel, wedding venue/function facilities, trail hub and café, spa, and refurbishment of the grade 2 listed Kirk Mill, etc, it now appears that only the housing part will proceed. Many Chipping residents did not object originally and were even sympathetic to the application because of the purported benefits it would bring. The loss of Berry's Chairworks was a huge blow to this "working" village as most residents worked there. It was felt that the new hotel, etc, could have brought employment opportunities and tourism benefits to go some way to replace the loss. It is a great pity that at least some of the housing provision wasn't made conditional on the hotel, etc, works being undertaken. People have become very cynical and believe that the hotel, etc, will never be built. Perhaps even believing that it was never intended to happen. The applicant only wanted the housing.

I think that I am correct in saying that on this latest amendment the houses have reverted to 3 stories, the sedum roof and cedar cladding have been removed, and the construction access as well as the completed residents' access will be off Fish House Lane (or Church Raikie) opposite Mills Way. I feel that this access, particularly for construction phase as well will cause serious disruption for the duration of the contract. Large vehicles making deliveries, site operatives parking all over as only 8 on-site spaces are provided. I do not think that these 8 spaces will be used anyway as they are not practical and difficult to access.

I note that the developer must obtain approval for this new access as it will involve culverting the brook. This is separate from the Planning Approval and must be obtained from LCC the Lead Local Flood Authority. How do we know that this approval has been obtained, if the developer achieves planning permission and immediately starts on site?

I have some comments to do with the landscape proposals.

1. The retaining wall on the western boundary is shown right on the edge of the Root Protection Area (RPA) of tree T9 and T8, but you can't actually build the wall in that position without making a serious impingement on the RPA of both trees. The risk here is that these large mature trees, both rated 'good' in the tree survey will be seriously damaged.
2. The wall is so close to the house type C on the western boundary that I wonder whether you could actually build the house in this location. The contractor will have to erect scaffolding and get around the sides of this 3 storey building.
3. The proposed site plan shows a hedge to the boundary of the type C house on the eastern boundary which leaves the piece of land forming the earth moving access cut off from the rest of the site. Once the ramp and area of contractor's parking is reinstated what are the proposals here. Will it be left to grow wild?
4. The hard and soft landscaping drawing shows most of the site outside the house gardens designated as "Rough grassland to be retained" but much of this rough grassland has been destroyed. Will it be reinstated

then reseeded with an ecologically friendly seed mix? It should be as this would be best for the environment. Gradually we will probably see 'pioneer' shrub and tree species colonising the ground. Without grazing animals to nibble seedlings this could help reinstate what has been lost.

5. The Geo-Environmental Site Assessment recommended other works such as a Slope Stability Assessment. This was carried out in July 2022 and "indicates the existing site configuration to be potentially unstable." Also, "The proposed site works, including cut and fill, indicates potential instability in the proposed slope configuration." The recommendation is that the slope is re-designed and that further ground investigation is carried out. I cannot tell if these concerns have been addressed.

Yours Sincerely,



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 February 2023 12:30
To: Planning
Subject: Planning Application Comments - 3/2022/0568 FS-Case-483553944

Planning Application Reference No.: 3/2022/0568

Address of Development: Land to the rear of Malt Kiln Brow Chipping PR3 2GP

Comments: 1 The development of this site was proposed as part of a regeneration and job creation deal for Chipping. Not 1 job has been created. Added to this the brownfield site nearby has not been developed but left as an eyesore to the village.

2 The development is on a greenfield site which had many nesting birds and was a feeding ground for deer and other animals which are now displaced.

3 The proposed large 3 story houses would totally spoil beautiful countryside views which attract visitors to Chipping. Many businesses in Chipping depend on visitors to the area who are attracted to the views around this beautiful village. So rather than a regeneration this development will have a detrimental effect on Chipping.

4 Building on this greenfield site is in direct opposition to RV core strategy 2008-2028.

5 The development will directly overlook the Fellside estate and indeed have direct sight into bedrooms of some of the homes there.

6 Chipping is a village in a valley which has some of the highest rainfall in the country and is subject to flooding and landslides. Historically it has had 5-7 water mills. This was for reasons, high rainfall and run off from nearby fells. This has not changed. The building of houses between two brooks will only exasperate problems.

7 The narrow access road which has no speed limit nor footpath is both dangerous and irresponsible for use by the heavy lorries which this build will entail and it is more than likely that they will impinge on to the road and paths of the Fellside estate development

8 This road is used by both locals and visitors for exercise and to gain access to Parlick and the fells beyond.

9 The ground stability where it is proposed to build a bridge across a brook is very questionable again due to the high rain fall and run off from nearby fells.

10 During the long drawn out build of the Fellside development the people of this development were subjected to abuse by builders/contractors who parked on roads and across driveways of home owners. The proposed traffic management plan does not seem to have adequate parking so it is very likely that these problems will reoccur.

11 The long operating hours and the time that it is proposed for this development will mean that Chipping residents will be subject to the inconvenience and noise which this will entail for a very long time.